

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		KINGS CT, ARLINGTON

## OWNERSHIP

Owner 1:	ARYAL SAROJ K & NIRU B			
Owner 2:				
Owner 3:				
Street 1:	1 KINGS COURT			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

## PREVIOUS OWNER

Owner 1:	CARTA JOHN H/JOYCE A -		
Owner 2:	-		
Street 1:	1 KINGS COURT		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

## NARRATIVE DESCRIPTION

This parcel contains 6,092 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1988, having primarily Clapboard Exterior and 1920 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R4	TOWNHOU	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes		
101	One Family		6092		Sq. Ft.	Site		0	70.	0.99	5									421,933						421,900			
Total AC/HA: 0.13985			Total SF/SM: 6092			Parcel LUC: 101			One Family			Prime NB Desc: ARLINGTON						Total: 421,933			Spl Credit						Total: 421,900		

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6092.000	383,700		421,900	805,600		147004
							GIS Ref
							GIS Ref
Total Card	0.140	383,700		421,900	805,600	Entered Lot Size	
Total Parcel	0.140	383,700		421,900	805,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		419.58	/Parcel: 419.5	Land Unit Type:	Insp Date

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	383,700	0	6,092.	421,900	805,600	805,600	Year End Roll	12/18/2019
2019	101	FV	295,600	0	6,092.	428,000	723,600	723,600	Year End Roll	1/3/2019
2018	101	FV	295,600	0	6,092.	319,500	615,100	615,100	Year End Roll	12/20/2017
2017	101	FV	295,600	0	6,092.	289,300	584,900	584,900	Year End Roll	1/3/2017
2016	101	FV	295,600	0	6,092.	277,300	572,900	572,900	Year End	1/4/2016
2015	101	FV	279,900	0	6,092.	235,100	515,000	515,000	Year End Roll	12/11/2014
2014	101	FV	279,900	0	6,092.	223,000	502,900	502,900	Year End Roll	12/16/2013
2013	101	FV	279,900	0	6,092.	212,200	492,100	492,100		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

### ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2015	Permit Insp	PC	PHIL C
3/28/2009	Meas/Inspct	201	PATRIOT
4/29/2000	Inspected	264	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	264	PATRIOT
8/5/1993		TH	

**Sign:** VERIFICATION OF VISIT NOT DATA      \_\_/\_\_/\_\_



**Patriot**  
Properties Inc.

**USER DEFINED**

	Prior Id # 1:	147004
	Prior Id # 2:	
	Prior Id # 3:	
7	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
6	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

More: N	Total Yard Items:	Total Special Features:	Total:
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